

FILED
GREENVILLE COREAL ESTATE MORTGAGE

BOOK 1440 PAGE 21

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

DONNIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles F. Haywood and Edith F. Haywood

of the county of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to BENEFICIAL FINANCE CO. of South Carolina hereinafter called the Mortgagee, and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obligated to make loans and advances up to \$ 6,000.00, hereinafter referred to as the "Line of Credit," which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code, and all other obligations of Mortgagors under the terms and provisions of this Mortgage, it being hereby expressly agreed that upon default in the payment of said Agreement or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare the entire unpaid balance due under the said Agreement to be immediately due and owing, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee for any litigation concerning the debt, and all other amounts secured hereby:

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the above mentioned Agreement in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real property:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township lying on the eastern side of Lake Ridge Drive (also known at one time as Plum Circle Drive) and having according to a survey of a portion of Ed. Robinson Estate prepared by R. K. Campbell and J. L. Hunter dated February 11, 1956 the following metes and bounds, to-wit:

BEGINNING at a point of Motor Boat Road at corner of Whitmire and running S. 6-30 W. 121.6 feet to an iron pin, thence N. 24-50 E. 83 feet to an iron pin in Lake Ridge Dr.; thence N. 41-55 E. 110 feet to a point; thence N. 35-30 W. 185 feet to a point; thence N. 22-10 E. 167.7 feet to a point in the intersection of Lake Ridge Dr., and Motor Boat Club Rd.; thence with Motor Boat Club Rd. N. 20-05 W. 83.5 feet to beginning; Less the portion previously conveyed to Wilhelmina Franklin. Being the land inherited by the mortgagor from the estate of Ed. Robinson; See Probate file 622/13 Greenville County Probate Court.